



A handwritten signature in black ink, appearing to read "Timothy W. Dore", is written over a horizontal line.

Timothy W. Dore
U.S. Bankruptcy Court
(Dated as of Entered on Docket date above)

Honorable Timothy W. Dore
August 22, 2014; 9:30 a.m.

IN THE UNITED STATES BANKRUPTCY COURT FOR THE
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re:)	Chapter 7
)	Bankruptcy No. 14-10679
KELLEE R. THOMPSON,)	
)	ORDER OF SALE OF REAL PROPERTY
Debtor(s).)	OF THE ESTATE FREE AND CLEAR
)	OF LIENS AND ENCUMBRANCES

THIS MATTER having come regularly before the above signed judge of the above-entitled court upon the trustee's motion to sell assets of the estate, it appearing that all interested parties have received notice and no objection to the motion having been filed, or said objection having been incorporated into the terms of this order, now, therefore, it is hereby

ORDERED that, subject to the written approval of secured creditor Ocwen Loan Servicing, its servicers, affiliates or successors, the trustee, Nancy James, is authorized to sell real property of the estate according to those terms set forth below:

Street address of property to be sold:	12928 - 64 th Avenue S.E. Snohomish, WA 98296
Legal description of property to be sold:	Lot 131, Snohomish Cascade Sector 3 - Phase 2, Recording No. 9802115003, Snohomish County, Washington

**ORDER OF SALE OF REAL PROPERTY
OF THE ESTATE FREE AND CLEAR OF
LIENS AND ENCUMBRANCES**

140728dOrd Page 1

THE RIGBY LAW FIRM
600 Stewart Street, Suite 1908
Seattle, WA 98101
(206) 441-0826

1 Parcel No.: 008772-000-131-00
2 Sale price: \$240,000.00, or such higher price as the parties agree
3 to in order to close the short sale
4 Terms of sale: Cash at Closing
5 Purchaser: IH4 Property Washington, LP, and/or assigns
6 Purchaser's address: 16400 S.E. 30th Place, Suite 100
Bellevue, WA 98007
7 Costs of sale: The estate will pay the real estate agent a commission
8 of 6% of the gross sales price or such lesser amount
9 as the agents shall agree to; and, the estate will pay
10 those costs of sale customarily paid by the Seller in
11 Western Washington. These costs would include, but
12 are not limited to, title insurance, real estate taxes due
13 through the date of sale and one-half of the escrow
14 costs.
15 Utility Liens In many cases the existence of a utility lien and/or the
16 amount of the lien is unknown until closing or
17 thereafter. These liens usually, but not always, are
18 equal to the utilities bills incurred over several
19 months. These liens will be addressed at closing.
20 Encumbrances & approximate
21 claim amounts:
22 (1) Ocwen Loan Servicing, as servicer for or
23 successor to IndyMac Bank, FSB, deed of
24 trust - \$263,000; and
25 (2) Citimortgage, Inc., as servicers for or successor
to IndyMac Bank, FSB, deed of trust -
\$33,000.

18 FURTHER, IT IS HEREBY ORDERED that said sale will be free and clear of all liens and
19 interests, except real and personal property taxes, said liens and interests to attach to the proceeds
20 of the sale as though those proceeds were the property, said liens and interests to be satisfied from
21 those proceeds. The trustee specifically reserves the right to contest each encumbrance or alleged
22 encumbrance against the subject property. Notwithstanding the foregoing, the trustee may pay the
23 above named secured creditors, in the order of their liens to the extent funds are available.

24 IT IS HEREBY FURTHER ORDERED that the buyer's premium/carve out of at least
25 \$20,000 is approved.

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140728dOrd Page 2

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1 IT IS HEREBY FURTHER ORDERED that at least one half of the funds received by the
2 estate from the sale shall be distributed to pre-petition unsecured creditors. If those creditors are paid
3 in full, any remaining funds may be available for administrative expenses.

4 IT IS HEREBY FURTHER ORDERED that the automatic stay under Federal Rule of
5 Bankruptcy Procedure 6004(h) shall not apply to the transaction(s) approved in this order.

6 IT IS HEREBY FURTHER ORDERED that, as the purchaser is a good faith purchaser for
7 value, the provisions of 11 U.S.C. § 363(m) are applicable to this sale.

8 //// END OF ORDER ////

9 Presented By:

10 THE RIGBY LAW FIRM

11
12 /S/ *Rory C. Livesey*

13 _____
14 Rory C. Livesey, WSBA #17601
15 Of Attorneys for Trustee

16 The Rigby Law Firm
17 600 Stewart Street, Suite 1908
18 Seattle, WA 98101
19 (206) 441-0826
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